

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 20, 2014, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn. Ed Zimmer, Stacey Groshong Hagemen, Sara Hartzell, Paul Barnes and Teresa McKinstry of the Planning Department; Hallie Salem from Urban Development; Kevin Abourezk from the Lincoln Journal Star.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for regular meeting held January 16, 2014. Motion for approval made by Johnson, seconded by Jones and carried 7-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

Ruben Acosta, Nebraska State Historical Society introduced himself. He is the new CLG Coordinator.

ADVISORY COMMENT ON LANDSCAPE DESIGN FOR FAIRVIEW MANSION, A NATIONAL HISTORIC LANDMARK AT BRYAN MEDICAL CENTER EAST, LOCATED AT 4900 SUMNER STREET

PUBLIC HEARING: February 20, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn.

David Reese from Bryan LGH appeared. He oversees the facilities and construction. He was here a few months ago to talk about the enhancements to their Emergency Dept. At that time, he talked about the impact and how it affects Fairview mansion in the short term. Today, he wants to go over the landscape plan for Fairview lawn. They would like to enhance it. The goal is to upgrade the landscape at the end of Phase Two of the Emergency Room remodel. The retaining wall and temporary access will be done at that time. A lot of employees use the east entrance. They will have to use the Fairview lawn area for temporary parking for the Emergency Room at the start of Phase Two. After the

interior portion of Phase Two is complete, then the landscaping can be done. The current parking for the Emergency Dept. will be gone. There is a 18-19 month period for this project. The landscape plan has been prepared by Kim Todd.

Kim Todd stated that she will be using her students to help her. The students worked on this last Fall. She started working on Bryan many years ago. Over the years, Fairview has been squished into the corner. She wanted the landscape design to be simple and use more resilient materials. The entire backside is groundcover. The layout allows patients, visitors and staff to access the doors, as well as focusing on where people may be coming out of the garage. Bryan is interested in some simple methods of energy conservation. Two trees will be removed. One is very close to the building and the other is a Pin Oak on the edge of its lifespan. The retaining walls will go back in and follow the curve of the building, to a new entrance to Fairview. There is a wet corner with a storm drain. Plant materials will capture some of the moisture. Her design picks up on seasonal color for the entire year. Bryan's color is blue. She chose some native perennials and a bit of red. It is not realistic to use 100 percent native plant material.

Everyone discussed what to do with the statue. There is the option of moving it back to its current location, centered on the house, or moving it to the SE corner of the yard, with plant materials creating a setting for it, and opening the straight-on view of the mansion without obstructions. Originally the statue stood at the north entrance to the State Capitol. Don Sheets of Bryan LGH stated that they have also been mulling the idea of moving the statue altogether. The possible location would be on a pedestal on the front of the Medical Center grounds, at corner of 48th St. and Cotner Blvd. Jones expressed concern about vandalism in that location. Reese noted that there is not much traffic on the Sumner Street side of the Bryan East campus. Sheets stated that they have not had any problems with vandalism to the statue or to their sign on 48th & Cotner.

Todd presented some examples of what she is proposing for the plantings.

Zimmer stated that the hospital is operating on a special permit. The Emergency Room work was an amendment to that special permit. The Commission is making a recommendation to the Planning Director on this work.

Francis thinks it looks great. Jones agrees.

Zimmer noted that this is a National Historic Landmark, not a local landmark.

Hewitt likes the idea of moving the statue to 48th St. and Cotner Blvd. He questioned if there would be any regulations prohibiting the move. Zimmer replied that there is language in the City code for art and signs. He does not believe anything specifically addresses sculpture such as this on private property.

Reese noted that they will need to work on the landscape at that corner at some point. They will continue to work with Kim Todd.

Johnson would like to see the statue on the corner of 48th and Cotner as well. It would be more visible. Munn agrees and believes it sounds like a great idea to move the statue to that corner. Reese noted that they are still kicking around ideas for the location of the statue. Munn wondered if there were any strong opinions on the possible statue location. Hewitt stated that the statue was moved from Capitol steps to its present location. It was sort of a problem because it is very heavy. It was placed where it could be reached with a crane.

Munn likes Todd's idea of using traditional plantings. The other Commissioners agreed.

**ADVISORY COMMENT ON AMENDMENT TO COUNTY SPECIAL PERMIT NO. 08021
FOR PRAIRIE CREEK INN B&B AT 2400 S. 148TH ST.
PUBLIC HEARING:**

February 20, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn.

Zimmer stated that the Commissioners might recall that a few years ago, they identified the Leavitt House as landmark worthy, even in a relocated position. It was severely threatened where it sat. It used to be located on the VA Hospital property. Lancaster County doesn't have a landmark designation process, but recognizes a special permit for historic preservation. This is the basis that the owner operates a bed and breakfast. The original special permit granted use of the barn as an assembly space. To create safe assembly space the 2nd floor of the barn has been an ongoing process. It serves the assembly function, in support of the bed and breakfast. Installing fire suppression sprinklers in the barn would require large amounts of water and money, which aren't readily available.

McKee questioned if the barn is original to the site. Bruce Stahr replied yes.

Stahr stated that they are currently operating a bed and breakfast, and it has been running for three years. The barn has been rehabbed. There is an original farm house on the site. It was moved behind the Leavitt house. They placed a foundation under it. After fourteen months of attempts to maintain the historical feel of the barn, it was unfeasible with the codes that exist today. They are proposing a fifteen foot by fifty foot addition onto the barn. They would move the assembly space from the second floor to the main floor. They are also proposing the addition of four accessible restrooms. Drawings were done by Architectural Design Associates. They are waiting on final approval from Planning Commission.

Francis questioned if there is a basement under the barn. Stahr replied that there are horse stalls under the main floor, as the barn is a "bank barn" with three stories on the back side, where the elevation is lower. The lower level is a walkout on the east side.

Hewitt inquired what the assembly space is used for. Stahr replied for special events, mostly wedding receptions. Perhaps a music festival. Whatever the guests would like to

have.

Munn wondered if Stahr has considered adding onto the other side of the barn. Stahr replied the east side is the walkout from the lower level and the horse stalls.

Stahr noted that the siding and windows that will be covered up, with the materials used for the addition.

Munn wondered about the roof. Stahr stated that they wanted to retain the original roof line.

Zimmer noted that this is an advisory comment to the Planning Commission. He corrected that the applicant is asking for 3,600 square feet of assembly and up to 700 square feet of space for incidental use.

Stahr stated that their goal is to continue to draw people out to the property. Most people who come out, are renting the main house as well.

Zimmer mentioned that this is a more complex application than what this Commission reviews. The road continues through agricultural land to a cabin that was recently constructed on the edge of the NRD pond. There are acreage houses on the far side of the pond. The overall request includes using the new cabin as two bed and breakfast suites. This is an expanded home occupation. There are trails through some of the wooded areas available to guests.

Francis thinks it is all very well thought out.

Johnson thinks it's a good plan. Kuhlman agreed.

ACTION:

February 20, 2014

Jones made a motion to encourage the Planning Commission to approve the amendment to County Special Permit No. 08021, to expand the permitted assembly area to 3,600 square feet, and the incidental use to 700 square feet, seconded by Francis and carried 7-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY KEITH DAVIDOW ON BEHALF OF SPRINT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT WATERPARK, A DESIGNATED LANDMARK AT 2945 A STREET

PUBLIC HEARING:

February 20, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn.

Zimmer stated there was no information to present at this time. The applicant requested to continue this until next month.

APPLICATION BY SINCLAIR HILLE ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HARGREAVES BROS./SCHWARZ PAPER BUILDING, 747 O STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

February 20, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn.

Zimmer stated that this will be back before the Commission next month. Plans are progressing

APPLICATION BY LINCOLN URBAN DEVELOPMENT DEPARTMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK IN THE NORTH-SOUTH ALLEY BETWEEN THE 700 BLOCKS OF O AND O STREETS

PUBLIC HEARING:

February 20, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn.

Hallie Salem with Urban Development appeared. They are not asking for a formal review yet. The Mayor asked Urban Development to work with the Haymarket Development Corp. (LHDC) and identify any needs the Haymarket might have resulting from redevelopment with West Haymarket. Conversation with the LHDC Board identified several pedestrian issues. They have been working to make improvements to the alley between the Burkholder building and the Creamery. They are now in the process of contracting with Olsson Associates to identify drainage improvements. They are also looking at making improvements to the intersection of 7th and Q St. They are having issues with traffic that didn't exist before. There are also possible improvements for 9th and P Streets. They are looking into whether there is adequate crossing safety or not. Olssons will conduct some traffic studies and see if anything can be done to improve pedestrian safety. Maybe some bump outs or special brick could be installed. Maybe some stop bars at 9th and P St. She hopes to bring back more detail in the coming months. Most immediate are the improvements to the Burkholder alley. She has nothing to show today, but has had conversations with this Commission before. Clark Enersen is working on the lighting improvements. Tom Leikam with Olsson Associates will work on the surface. She is soliciting advice today. They intend to bring back a design in March or April of this year.

Munn believes it is very important that the character of alley be somewhat retained. It was suggested to keep the overhead wires.

Tom Leikam stated that the north half of the alley is existing pavers and owned by the City. The south half is privately owned, with an easement. The intent was to look at the north half and reuse brick pavers for drainage. They will integrate some pervious pavers. There is a large grate on the south side. Water stands in the street today. They would like some feedback about possibly adding an inlet on the street for drainage. They would keep the sidewalk a little higher to keep it dry.

Jones suggested do as little as necessary to keep it looking like an alley.

Zimmer noted that this Commission will see the proposed art for the alley.

McKee asked if anything is being addressed on the north-south stub alley between 8th and 9th Streets, north of N Street. Zimmer replied that this plan goes from O St. to P St. Salem noted that the east-west stub is not addressed as part of this. The stub was part of a different project that was brought to this Commission quite a while ago addressing 820 N Street. That project is currently on hold.

McKee agrees with Jones. He would like as little done to the alley, as necessary.

Salem stated the intention is to put pavers on the privately owned portion. They are in the process of obtaining easements on the walls for art.

Zimmer noted that the concrete part needs to be addressed. The pavers are in better shape. There is the underground tunnel to be taken into consideration between the basements of the O Street buildings flanking the alley.

Salem stated they have had numerous conversations with WRK to make any improvements work in the future redevelopment.

Munn wondered if there is any resource for old pavers. Salem replied there used to be. The West Haymarket project has used them all up.

Staff Report

- Zimmer stated the 2014 grant application will be before this Commission for review at their meeting next month.

There being no further business, the meeting was adjourned at 2:40 p.m.